

CLIENT ACKNOWLEDGES THAT THE PLAN IS READY TO PROCEED FROM THE DESIGN PROCESS TO THE STRUCTURAL PHASE MEANING THAT IT WILL BE SIZED FOR TRUSSES, FLOOR JOISTS, HVAC, AND ENGINEERING. ANY MODIFICATIONS AFTER THE INCLUSION OF THESE REDLINES WILL INCUR ADDITIONAL TIME AND COSTS TO THE PROJECT BASED ON OUR AGREEMENT.

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DATE



NOTE: FURNITURE SHOWN IS FOR REFERENCE ONLY AND IS NOT PROVIDED AS PART OF THE PLAN. ACTUAL FURNITURE MAY BE DIFFERENT THAN SHOWN.

GENERAL MAIN LEVEL NOTES:

- UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 9'-1 1/8".
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

SPECIFIC ELECTRICAL NOTES / SYMBOLS

- F** EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL
- S** SMOKE HARDWIRED & INTERLOCK SMOKE DETECTOR ALARM w/BATTERY BACK-UP
- CO** CARBON MONOXIDE DETECTOR

NOTES:
ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.

ASSEMBLY NOTES:

- A** ROOF:
 - B** FASCIA/OFFIT:
 - C** EXTERIOR WALL:
 - D** EXTERIOR WALL BALLOON FRAME:
 - E** FRAMED FLOOR SYSTEM:
 - F** EXTERIOR DECK SYSTEM:
 - G** RAILING SYSTEM:
 - H** STAIRS:
 - I** BASEMENT FOUNDATION WALL:
 - J** SLAB ON GRADE:
 - K** PERIMETER DRAIN SYSTEM:
- ALL ASSEMBLIES AND GENERAL NOTES REFER TO SPECIFICATIONS SHEET CSI

SPECIFIC MAIN LEVEL NOTES:

55 NOT USED

AREA SCHEDULE

Name	Area
MAIN LEVEL	2456 SF
GARAGE	823 SF
UPPER LEVEL	2585 SF
COVERED PORCH	225 SF
COVERED PATIO	378 SF
COVERED DECK	597 SF

NOTE:
FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET CSI FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

REVISIONS

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THE GARDEN OF THE GODS CLUB
VILLA 4
PROJECT ADDRESS
PROJECT NUMBER (17-1627)

DRAWN BY: LR
CHECKED BY: LG
PLOT: 6/29/2017

Sheet #
A2
OF 16 SHEETS

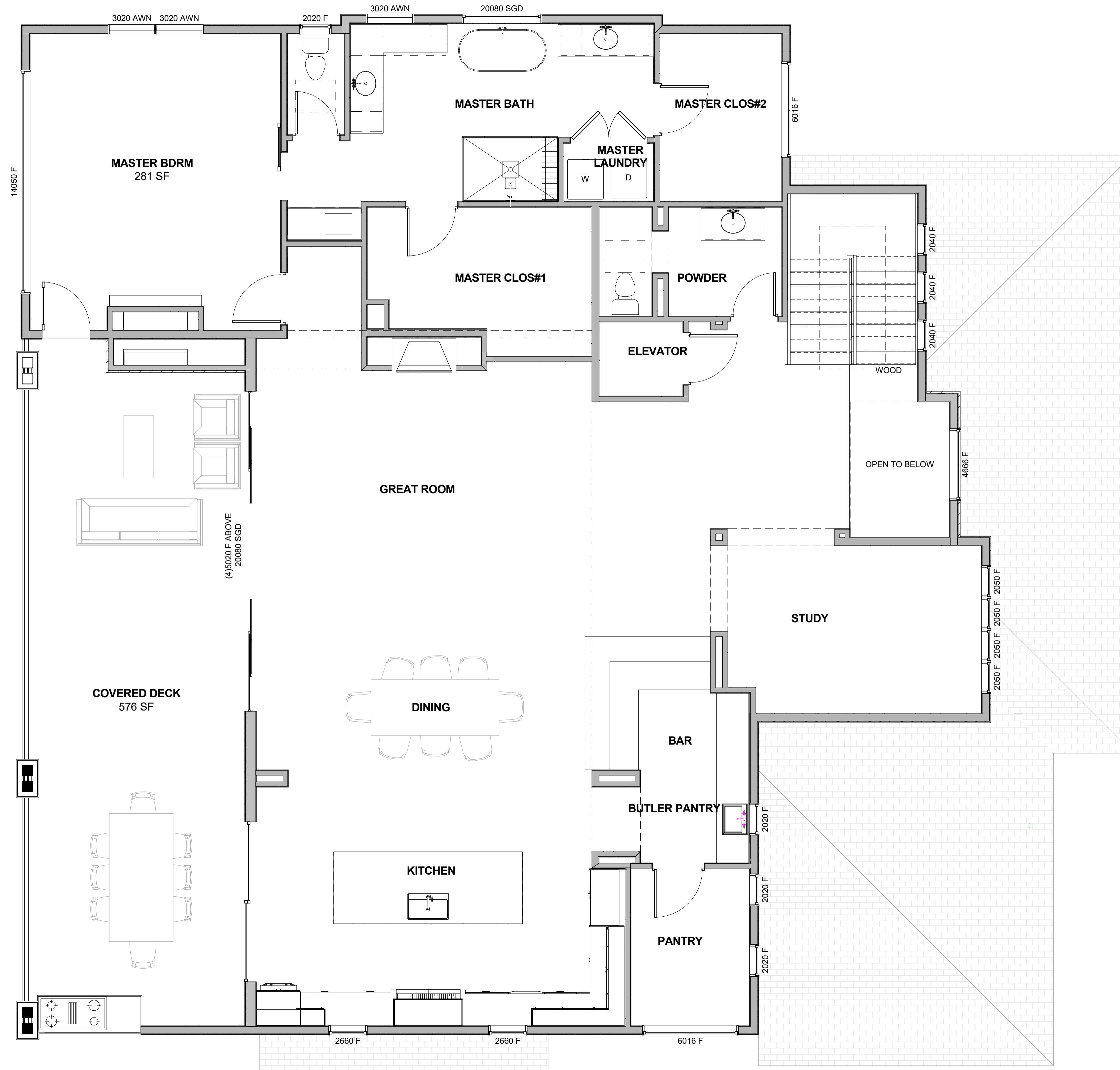
MAIN LEVEL FLOOR PLAN SCALE: As indicated

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GENERAL UPPER LEVEL NOTES:

- UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 8'-1 1/8".
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

ASSEMBLY NOTES:

- A ROOF:
 - B FASCIA/OFFSET:
 - C EXTERIOR WALL:
 - D EXTERIOR WALL BALLOON FRAME:
 - E FRAMED FLOOR SYSTEM:
 - F EXTERIOR DECK SYSTEM:
 - G RAILING SYSTEM:
 - H STAIRS:
 - I BASEMENT FOUNDATION WALL:
 - J SLAB ON GRADE:
 - K PERIMETER DRAIN SYSTEM:
- ALL ASSEMBLIES AND GENERAL NOTES REFER TO SPECIFICATIONS SHEET SS1

SPECIFIC MAIN LEVEL NOTES:

61 NOT USED

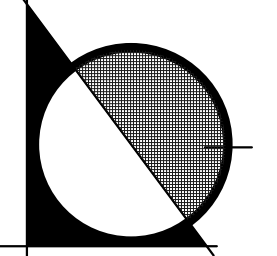
AREA SCHEDULE

Name	Area
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GARAGE	823 SF
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UPPER LEVEL FLOOR PLAN

SCALE: As indicated

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FRONT ELEVATION SOUTH

SCALE: 1/4" = 1' - 0"

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③ LEFT ELEVATION
1/4" = 1'-0"

LEFT ELEVATION WEST

SCALE: 1/4" = 1' - 0"

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FRONT AND LEFT ELEVATIONS

SCALE: As indicated

ASSEMBLY NOTES:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1, SS2 & SS3

- A ROOF:
- B ATTIC INSULATION:
- C FASCIA/GUTTER:
- D EXTERIOR SOFFIT:
- E LATERAL BLOCK:
- F EXTERIOR FRAME WALL:
- G EXTERIOR WALL BALLOON FRAME:
- H EXTERIOR SIDING:
- I EXTERIOR THIN STONE VENEER:
- J EXTERIOR STUCCO:
- K ENERGY PLUS AIR INFILTRATION:
- L EXTERIOR AIR BARRIER:
- M INTERIOR WALL FINISH:
- N WALL BASE TRIM:
- O FINISH FLOOR:
- P STRUCTURAL JOIST CONNECTION:
- Q FRAMED FLOOR SYSTEM:
- R FLASHING:
- S SEALANTS AND ADHESIVES:
- T SILL SEALER:
- U CRAWL SPACE INSULATION:
- V FOUNDATION WALL:
- W WATER PROOFING:
- X CRAWL SPACE FLOOR:
- Y VAPOR BARRIER:
- Z PERIMETER DRAIN SYSTEM:

GENERAL ELEVATION NOTES:

- PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 700SF OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIEPOINTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
- ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2. SQ. FT. UPPER ROOF W/EQUAL SOFFIT-EAVE OR SQ. FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
- NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
- ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT W/96" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER.
- ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

ASSEMBLY NOTES:

- A ROOF:
- B FASCIA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F EXTERIOR DECK SYSTEM:
- G RAILING SYSTEM:
- H STAIRS:
- I BASEMENT FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC ELEVATION NOTES:

- 80 NOT USED
- 81 NOT USED
- 82 NOT USED
- 83 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY W/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION
- 84 FALSE STONE VENEER. FIELD VERIFY ACTUAL STONE LOOK W/OWNER PRIOR TO ORDERING AND INSTALLATION
- 85 WINDOW AND DOOR TRIM
- 86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING
- 87 FALSE DECO GABLE END TRUSS. SCREW INTO GABLE END TRUSS WEBS OR BLOCKING BETWEEN WEBS.
- 88 VERTICAL SIDING MATERIAL. TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

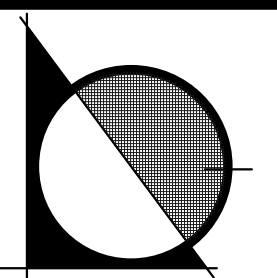
ELEVATION NOTE SYMBOLS:

- = FINISH GRADE LINE
- - - - - = EXISTING GRADE LINE
- 01 = EXISTING GRADE ELEVATION
- 01 = EXISTING GRADE ELEVATION
- TOW=07 = TOP OF FOUNDATION WALL ELEVATION
- MO=08 = MAIN LEVEL FINISH FLOOR ELEVATION

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**THE GARDEN OF THE GODS CLUB
VILLA 4**
PROJECT ADDRESS
PROJECT NUMBER (17-1627)

DRAWN BY: LR
CHECKED BY: LG
PLOT: 6/29/2017

Sheet #
A6
OF 16 SHEETS

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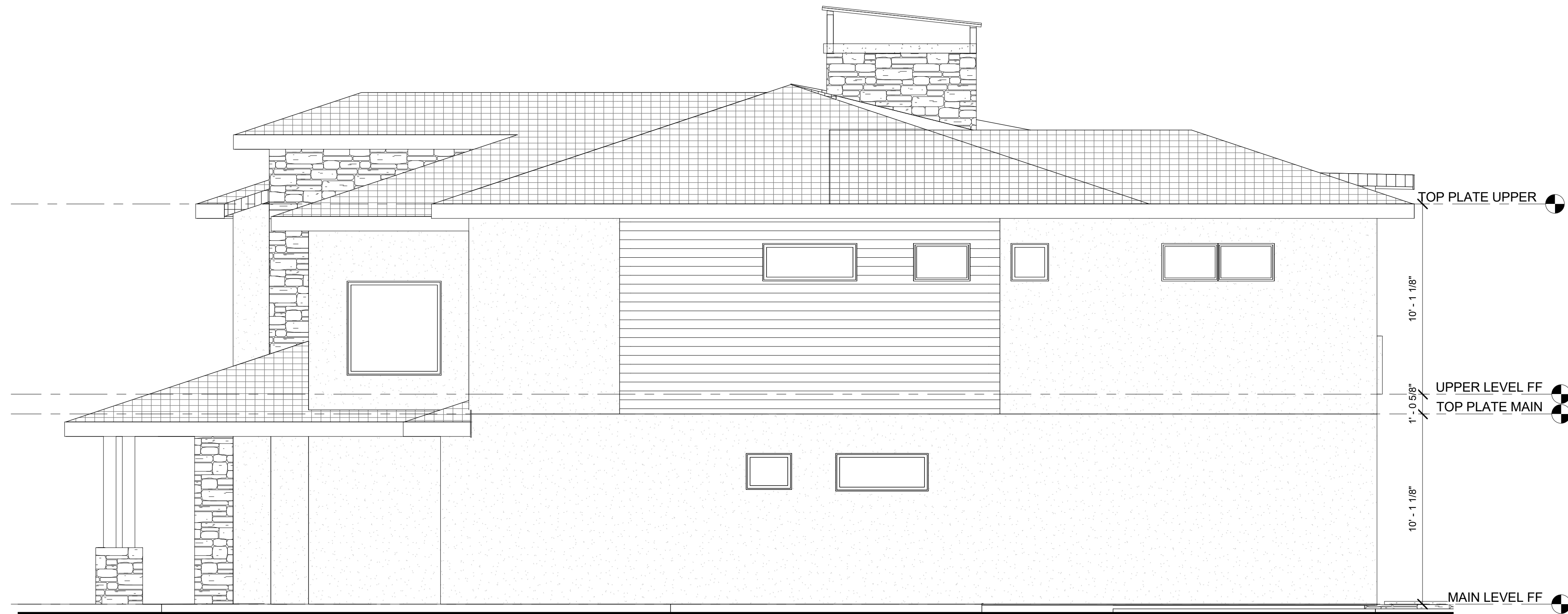
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REAR ELEVATION SOUTH SCALE: 1/4" = 1' - 0"



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RIGHT ELEVATION WEST SCALE: 1/4" = 1' - 0"

REAR AND RIGHT ELEVATIONS SCALE: As indicated

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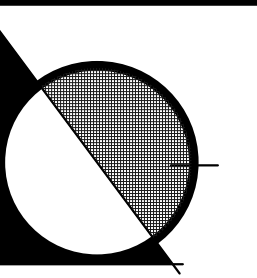
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